

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BR/46/20/HH

LOCATION: 95 Victoria Drive
Bognor Regis
PO21 2DZ

PROPOSAL: Single storey rear extension to replace existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/97/05/	Proposed rear conservatory.	ApproveConditionally 22-04-05
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BR/188/98/	Two storey extension and construction of new bay window to south east elevation.	ApproveConditionally 19-11-98
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Regis Town Council have no comment due to the Covid-19 outbreak.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest

Pagham Harbour Zone B

Within the Built Up Area Boundary

WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The development is in the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies as stated in SD SP2. The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Bognor Regis Neighbourhood Plan do have a Neighbourhood Plan, however, no policies in this are considered relevant to this application.

There appears to be no recent relevant history relating to this site.

The site is occupied by a detached dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The extension is to the rear of the dwelling. The addition is subservient due to its size and design, using matching materials. This means it will be well integrated into the host dwelling. There is a conservatory in place but this will be removed and replaced with the new extension.

The extension is not deemed to impact on the special pattern of character of the area and is in accordance with DDM1 and DDM4 of the Arun Local Plan

NEIGHBOURING RESIDENTIAL AMENITY

The extension will infill the rear with a width of 4.9m. This will have a height of 3.5m at the pitch and an

eaves height of 2.5m. The extension will have a length of 3.4m increasing the rear by approximately 1m compared to the conservatory. Due to the placement of the dwelling the 45 degree rule does not conflict with the house to the west.

There will be new windows on the North-East elevation. This will not affect the privacy because they will be in a similar place to existing and views of the garden will be available, with the development being single storey it is not considered to give rise to any unacceptable levels of overbearing and overlooking.

Overall while the extension is increased in height and closer to the boundary, it is not considered to give rise to any adverse overbearing or overshadowing upon the neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

Not CIL Liable, CIL Charging Zone 4

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following

approved plans:

- Block Plan, Proposed Floor Plan, Elevations and Roof Plan Drawing Number 2A
- Location Plan Drawing Number 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.